

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The stately First Horizon Plaza soars above downtown Knoxville as a distinctive symbol of excellence and the pinnacle of the Knoxville skyline. Strategically situated on historic Gay Street at the hub of the city's corporate and government activity, this landmark building is considered Knoxville's premier business address. Various amenities include covered parking, fitness facility, four plaza level restaurants, 8 high-speed elevators plus a service elevator, 24 hour security guard service, and panoramic views in all directions.

PROPERTY HIGHLIGHTS

- Most prominent property in Knoxville
- Thriving Downtown full of amenities
- Restaurants and gym amenities within building
- Easy access via James White Parkway exit and onramp directly to building
- Landlord can build to suit Tenant's needs

OFFERING SUMMARY

Lease Rate:	\$16.00 - 21.00 SF/yr (NNN; Full Service)
Available SF:	1,212 - 15,795 SF
Building Size:	455,000 SF

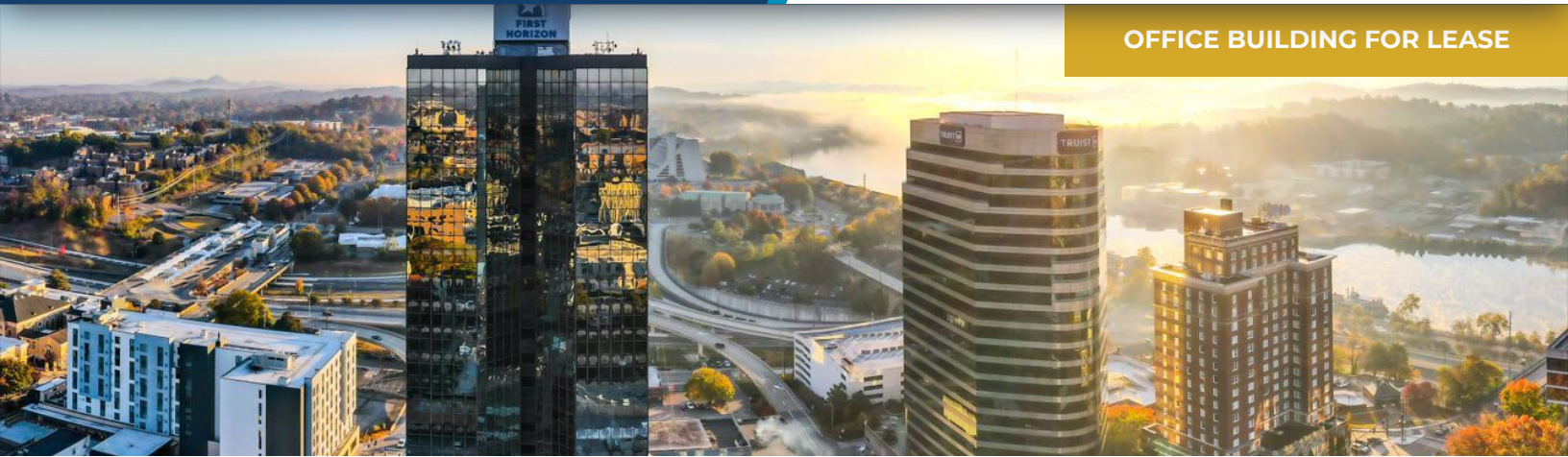
DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	33,965	67,516	157,616
Total Population	70,414	135,775	342,962
Average HH Income	\$40,659	\$46,509	\$65,600

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LEASE INFORMATION

Lease Type:	NNN; Full Service	Lease Term:	Negotiable
Total Space:	1,212 - 15,795 SF	Lease Rate:	\$16.00 - \$21.00 SF/yr

AVAILABLE SPACES

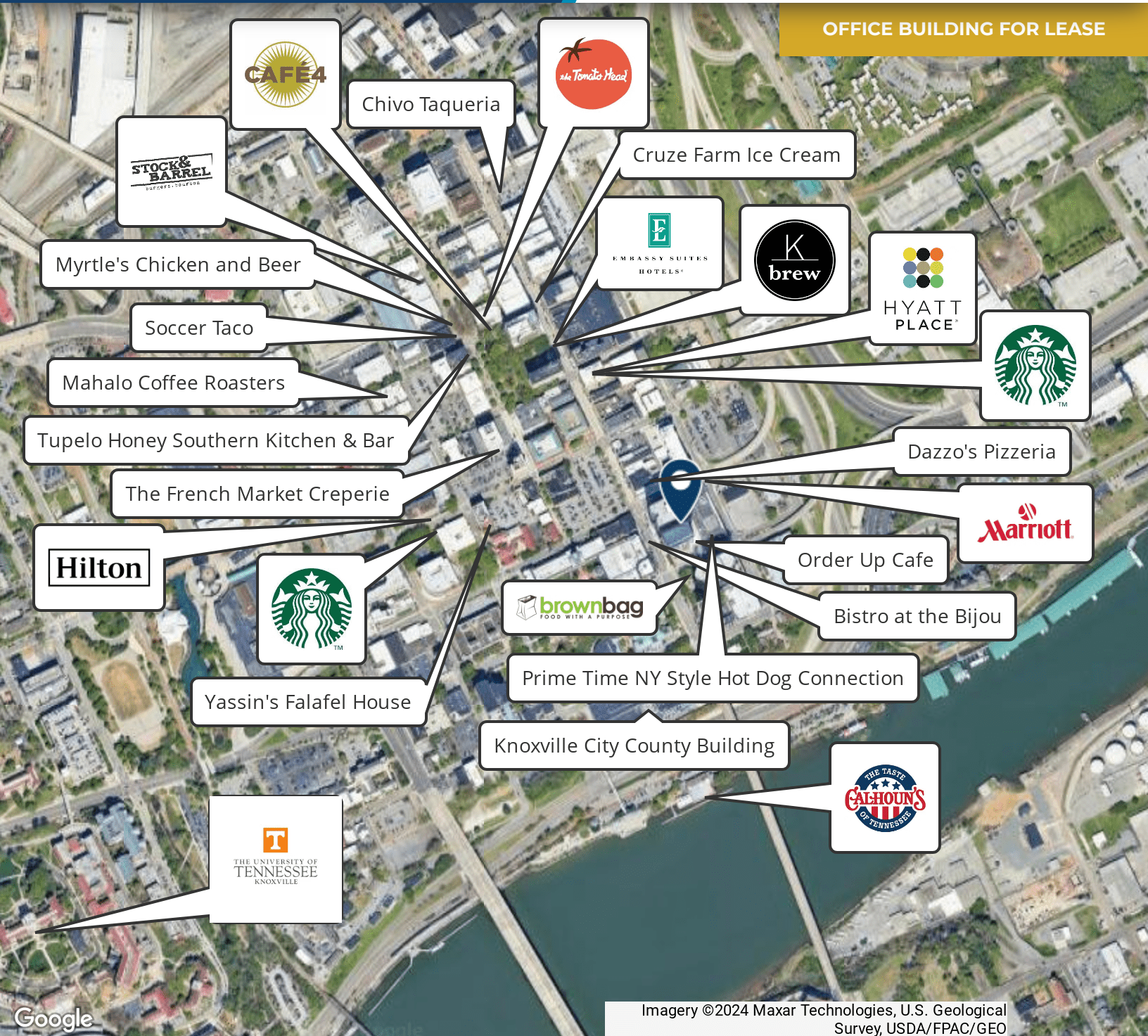
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Penthouse	Available	10,000 - 15,116 SF	NNN	\$21.00 SF/yr	Top floor presence with incredible views of the river, the mountains and the jumbotron at Neyland stadium. Space was previously Club LeConte and landlord is prepared to build to suit Tenant's needs
Suite 1775	Available	3,096 SF	Full Service	\$21.00 SF/yr	Incredible Corner Suite with views of Tennessee River and House Mountain
Suite 1415	Available	2,444 SF	Full Service	\$21.00 SF/yr	River views and wonderful natural light for this mostly open floorplan with lobby exposure
Suite 1010	Available	1,212 SF	Full Service	\$21.00 SF/yr	River views and wonderful natural light for this mostly open floorplan with lobby exposure
Suite 601	Available	6,557 SF	Full Service	\$21.00 SF/yr	-
Suite 905	Available	2,794 SF	Full Service	\$21.00 SF/yr	Open plan
Suite 200	Available	10,000 - 15,795 SF	Full Service	\$17.00 SF/yr	Former bank HR/Personnel space on the Lower Level with direct access to Main Street.
Restaurant Space	Available	1,910 SF	NNN	\$16.00 SF/yr	Former Garrett's Downtown Deli restaurant space

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